

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations & Additions

77 Bungan Head Road,
Newport

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Statement of Environmental Effects

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a development application proposing alterations and additions to the existing dwelling at the subject site.

The proposed works have been architecturally designed so that it is appropriately responsive to the constraints of the site, the desired future character of the Newport Locality and with development generally along the coastal escarpment. The proposed works provides a high level of amenity for future occupants of the dwelling, with minimal impact upon the amenity of adjoining properties and the natural environment.

In addition to this SEE, the application is also accompanied by the following:

- Architectural Plans
- Survey Plan
- Arborist Report
- Stormwater Management Plans
- Geotechnical Report
- Coastal Report
- BASIX Certificate
- Waste Management Plan

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act 1979 (**EP&A Act**),
- Environmental Planning and Assessment Regulation 2021,
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021,
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**), and
- Pittwater 21 Development Control Plan 2012 (**P21 DCP**).

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

2 Site Analysis

2.1 Site Description and location

2.1.1 The Site

The site has a legal description of Lot 371 in DP 531048 and is known as 77 Bungan Head Road, Newport. It is also known as 6a Lovering Place, Newport. The site access is provided from Lovering Place.

The site is rectangular shaped allotment and is accessed via a right-of-carriageway from Lovering Place. This site has a total area of 1334m².

An aerial location photograph is at Figure 1 below.

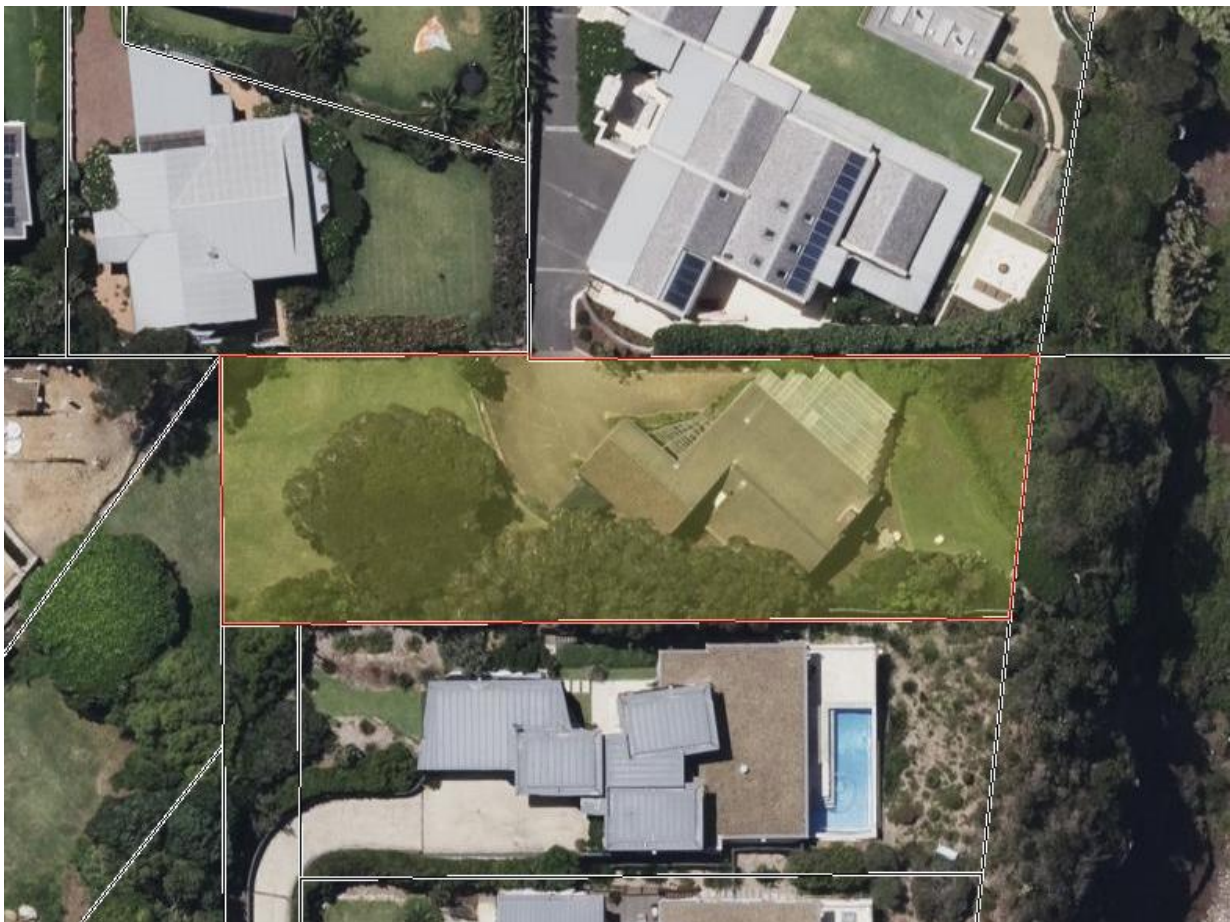


Figure 1: Aerial photograph of the subject site

The physical and topographical characteristics of the site are depicted on the site survey. The topography has a gentle slope with an easterly aspect at an average gradient of $\sim 10^\circ$. At the eastern boundary the topography has a vertical drop down to the rock shelf below. The lawned areas have been terraced and filled with associated retaining walls.

The existing development comprises a part 1 & 2 storey brick dwelling. Developments adjoining the subject site comprise relatively recent constructions of large residential dwellings.

2.1.2 The Locality

The site is zoned C4 Environmental Living under the provisions of PLEP 2014. Land surrounding the site is also zoned C4 Environmental Living and comprises dwelling houses of varied architectural style and age. The land is identified as a geotechnical and coastal hazard area. A foreshore building line applies also.

3 Description of Proposed Development

3.1 Details of the proposed development

This application proposes the alterations and additions to the dwelling. The ground floor footings, subfloor structure, stairs and flooring are to be retained. Many internal walls to the ground floor are to be retained also. The first floor, a portion of the internal and external structural walls are to be retained, including the floor structure. The garage will be marginally widened to achieve 2 car spaces.

The demolition and proposed works are detailed on the plans prepared by Space Design Architecture and specifically include:

Ground Floor:

- Internal reconfigurations to create an open plan living/dining/kitchen space which will open out to a new covered outdoor entertaining area. New laundry, powder room and workshop
- Minor widening of existing garage to accommodate 2 parking spaces
- New pergola over the entry walkway

First floor:

- Extensions to the first floor level to provide for 4 bedrooms including the master with WIR & Ensuite. Bathroom with separate W/C. Study/sewing room and storage space. Deck areas can be accessed from the bedrooms.

A new internal lift is provided to allow for easy access between the floor levels.

Sandstone block retaining walls are proposed to replace the deteriorating block retaining walls.

Stormwater Management Plans demonstrate a suitable water management solution for the site, consistent with Councils' Water Management Policy.

The application is supported by a Geotechnical and Coastal Risk Management Reports that confirms that the proposed works can be constructed to be safe from the geotechnical and coastal hazard that affects the site.

An arborist report is provided which recommends the removal of 3 trees that can be replaced with new native species trees, as recommended in the report. The tree removal will open up view corridors across the site.

A BASIX Certificate supports the application confirming that the building performs well with regard to sustainability and meets and/or exceeds relevant industry standards.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the EP&A Act, as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

An assessment of the relevant provisions of PLEP 2014 is undertaken, below.

4.1.1 Zoning

PLEP 2014 applies to the subject site and this development proposal. The subject site is located within the C4 Environmental Living zone and dwelling houses are permissible with consent.

The objectives of the C4 Environmental Living zone are considered as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*

Comment: The proposed development is of a form and scale that is compatible with the surrounding urban environment and is an appropriate contextual fit in the streetscape.

The application is supported by a Geotechnical and Coastal Reports to confirm that the development can be undertaken safely and is appropriate for the subject site.

- *To ensure that residential development does not have an adverse effect on those values.*

Comment: The proposed development is highly articulated and its footprint largely confined to the existing footprint of the dwelling. The development is to be finished with complementary materials to ensure that it blends with the surrounding natural environment and the surrounding contemporary developments in the immediate vicinity. The proposed development is entirely commensurate with surrounding built form and will not have an adverse impact upon the special values of the site.

- *To provide for residential development of a low density and scale integrated with the landform and landscape.*

Comment: The proposed development comprises a two storey dwelling that respects the landform and landscape of the area. The dwelling will be of an appropriate scale and would not be seen as offensive or jarring within the landscape.

- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Comment: No riparian or foreshore vegetation will be impacted.

Council can be satisfied that the proposed works are consistent with the objectives of the zone. Accordingly, there is no statutory zoning or zone objective impediment to the granting of approval to the proposed development.

4.1.2 Height of Buildings

Pursuant to clause 4.3(2) and the Height of Buildings Map of PLEP 2014, the site has a maximum building height limit of 8.5m according to the height of building map. The objectives of the clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

The height of the dwelling varies with maximum height measured at 8.471m through the centre of the dwelling above the clerestory windows. The dwelling will reduce in height on the east and west ridgelines. The dwelling is compliant with the development standard.

4.1.3 Acid Sulfate Soils

The site is identified within Class 5 on the Acid Sulfate Soils Map of PLEP 2014. The proposed development does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

4.1.4 Earthworks

No significant levels of excavation are proposed.

4.1.5 Coastal Risk Planning

The site is identified as being located in a coastal risk area with regard to bluff/cliff instability. The application is supported by a coastal risk management report prepared by Horton Coastal Engineers which supports the proposal with regard to the associated risk and has provided recommendation for construction to be adhered to.

4.1.6 Geotechnical Hazards

The site is identified as being within Geotechnical Hazard H1 on the Geotechnical Hazard Map of PLEP 2014. The application is supported by a Geotechnical Risk Management Report that

considers each of the matters prescribed by clause 7.7(3) of PLEP 2014, and confirms that the development has been designed, sited and will be constructed to minimise risk, consistent with the provisions of clause 7.7(4) of PLEP 2014.

4.1.7 Limited development on foreshore area

The site is subject to a foreshore building line control which is identified on the plans. The objectives of the control are as follows:

- (a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,*
- (b) to ensure continuous public access along the foreshore area and to the waterway.*

Certain types of development are permissible within the foreshore building line which are as follows:

- (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,*
- (b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

No works are proposed within the foreshore building line.

4.2 Pittwater 21 Development Control Plan

4.2.1 Newport Locality

The site is located within the Newport Locality, which is described as follows:

The Newport Locality was occupied by farming settlements from the early 1800s, and was a port for coastal steamers in the latter part of the nineteenth century. The Newport Hotel built in 1880 attracted visitors from Manly by coach and Sydney by steamer. As the road improved and beach holidays became popular, Newport expanded. Until the 1950s, Newport remained largely a holiday location with few permanent residents. Residential development and permanent occupation of dwellings increased from the 1950s.

Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along valley floor, plateau and slopes. The locality is characterised mainly by one and two-storey dwelling houses on 500-1,300 square metre allotments (some blocks may be smaller), increasing to 950-1,600 square metres on the plateau and slopes. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Newport Commercial Centre along Ocean and Foamcrest Avenues, and in pockets along Kalinya Road, Gladstone Street, Livingston

Place, and Queens Parade.

The locality is serviced by the Newport Commercial Centre on Barrenjoey Road, north of Bardo Road and South of Coles Parade, and neighbourhood retail centre at Kalinya Street. The locality also contains the Newport Primary School, Newport Arms Hotel, and recreational facilities including the Newport Bowling Club and several reserves.

The eastern side of the locality is dominated by the beach and adjoining headlands, with its recreational facilities including Newport Surf Life Saving Club. Whilst the western side is dominated by the Pittwater waterway and its nautical uses. Public pedestrian access around the Pittwater frontage is difficult and should be enabled and enhanced in future developments.

Houses and vegetation in the vicinity of Burke Street, Bungan Head Road, Prince Alfred Parade, Queens Parade and Myola Road, indicative of early settlement in the locality, have been identified as heritage items.

The locality is characterised by the steep slopes to the north and south, and valley floor. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.

Substantial tree growth has been established, although the locality contains few natural reserves and bushland areas.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastal (bluff) hazard, and estuary wave action and tidal inundation.

The major roads within the locality are Barrenjoey Road, Prince Alfred Parade, Beaconsfield Street, Irrubel Road and Myola Road. Barrenjoey Road which forms a distinct barrier between the east and western sides of the locality, is the primary access road to the northern suburbs of Pittwater. Few pedestrian/cycle links and pathways exist within the locality.

4.2.2 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the P21 DCP is detailed as follows:

Control	Requirement	Proposed	Compliance
Part B General Controls			
B3.1 Landslip Hazard	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.	The application is supported by a Geotechnical Risk Management Report and is consistent with Council's Geotechnical Risk Management Policy for Pittwater.	Yes
Coastline (Bluff) Hazard B3.4	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater	A coastal risk management report has been provided with regard to bluff/cliff instability. The report is consistent with Geotechnical Risk Management Policy for Pittwater	Yes
Flora and Fauna Conservation B4.1	The long-term viability of locally native flora and fauna and their habitats in the Pittwater Local Government Area	The trees proposed to be removed are to be replaced with new native species, as recommended within the arborist report.	Yes
B4.22 Preservation of Trees and Bushland Vegetation	To protect and enhance the urban forest of the Northern Beaches. To effectively manage the risks that come with an established urban forest through professional management of trees.	An arborist report has been provided. The report assessed 7 trees of which 3 trees are proposed to be removed. The 3 trees to be removed are identified as being of low retention value. The removal of the trees will also facilitate the retaining wall works.	Yes

Control	Requirement	Proposed	Compliance
B5.15 Water Management	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The application is accompanied by Stormwater Management Plans which demonstrate consistency with Council's Water Management for Development Policy.	Yes
B6.2 Internal Driveways	The design of all internal driveways and ramps shall be in accordance with the current edition of the following Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Off-Street Car Parking.	The existing driveway within the property boundaries is to be replace and upgraded. No change to the existing driveway profile.	Yes
B6.3 Off-Street Vehicle and Parking Requirements	2 spaces (minimum)	The existing garage is to be marginally widened to accommodate 2 parking spaces.	Yes
B8.1 Construction and Demolition - Excavation	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.	No significant levels of excavation is proposed. A geotechnical report is provided.	Yes
B8.3 Construction and Demolition – Waste Minimisation	Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or	The application is supported by a Construction and Demolition Waste Management Plan.	Yes

Control	Requirement	Proposed	Compliance
	disposal at an appropriate waste facility.		
C1 Design Criteria for Residential Development			
C1.1 Landscaping	<p>A built form softened and complemented by landscaping.</p> <p>Landscaping that reflects the scale and form of development.</p>	<p>The existing landscaping is to be retained. The arborist report provided recommends the removal of 3 trees due to the new retaining wall works. Those trees will be replaced with the recommended species provided within the arborist report.</p>	Yes
C1.2 Safety and Security	The development is to be designed in accordance with the four CPTED principles.	The dwelling does not have a line of sight to the street.	Yes
C1.3 Views	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	<p>It is anticipated that the extensions to the first floor level may result in minor view impacts to the north from 75 Bungan Head Road. The views would be taken across the side boundary which are considered harder to retain, as outline within the planning principle. Their primary aspect view to the east and views from their pool and associated private open space will not be impacted.</p> <p>We note that the arborist report recommends the removal of 3 trees adjacent to the boundary which will to</p>	Yes

Control	Requirement	Proposed	Compliance
		<p>open up view corridors across the site.</p> <p>The proposal is considered to be consistent with the <i>Tenacity vs Warringah Council</i> view sharing planning principle.</p>	
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p>	<p>The application is supported by Shadow Diagrams to confirm that direct sunlight will be retained to the living room windows and areas of private open space of the adjoining dwellings for more than 3 hours between 9am and 3pm in midwinter, consistent with the provisions of this clause.</p> <p>Furthermore, the living room windows and areas of private open space of the proposed development will receive in excess of 3 hours of direct sunlight between 9am and 3pm in midwinter.</p>	Yes
C1.5 Visual Privacy	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or</p>	<p>The works do not give rise to any unreasonable visual privacy concerns. The existing orientation of the dwelling is maintained and will not have result in a significant change from the existing circumstance.</p> <p>The first floor additions provides for bedrooms and</p>	Yes

Control	Requirement	Proposed	Compliance
	greater spatial separation (measured from a height of 1.7 metres above floor level).	includes smaller deck areas. These are not the primary habitable areas of the home and will not give rise to any overlooking concerns.	
C1.6 Acoustic Privacy	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	The proposed development is unlikely to result in any adverse acoustic privacy impacts above that of a typical residential dwelling.	Yes
C1.7 Private Open Space	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres.	More than 80m ² of private open space is provided across the site.	Yes
Part D1 Newport Locality			
D9.1 Character as viewed from a public place	The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.	<p>The dwelling is not readily discernible from any public place. The dwelling is accessed via a right-of-way from Lovering Place and has not direct street frontage and cannot be seen from the street.</p> <p>The dwelling sits on the headland between Newport Beach and Bungan Beach and will not be visible from those spaces.</p> <p>Notwithstanding, the dwelling will be a highly articulated</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>The bulk and scale of buildings must be minimised.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.</p>	<p>building utilising a range of materials and finishes that will reduce its visible bulk. The dwelling would not be considered jarring or offensive, in particular when taken in context with existing development in the area.</p>	
D9.2 Building Colours	Dark and earthy tones	The proposed development incorporates natural materials and finishes to blend with the surrounding natural environment.	Yes
D9.6 Front Building Line	6.5m	<p>The nature of the subdivision pattern makes it unclear what would constitute a front boundary.</p> <p>The footprint of the existing dwelling and the established setbacks are to be retained.</p>	Yes
D9.7 Side and Rear Building Lines	<p>1m to one side, 2.5m to the other.</p> <p>FBL applies</p>	The northern boundary setback is identified as the 2.5m control. Minor works are proposed within the setback and relate to the outdoor entertaining area with louvered pergola. A portion of	No - minor encroachment worth on merit.

Control	Requirement	Proposed	Compliance
		<p>the pergola encroaches within the setback.</p> <p>At the first floor level a minor corner of the deck encroaches within the 2.5m.</p> <p>These encroaching elements are considered minor and relate to open structures. Retaining the existing dwelling orientation and ground floor external walls are contributing to the encroachment. It makes strict compliance difficult while providing for reasonable and cohesive alterations and additions.</p> <p>The southern boundary is compliant with the control with the exception of a minor section of the sandstone retaining wall. The retaining wall seeks to replace the existing.</p>	
D9.9 Building envelope	Development is to be maintained below planes projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.	Development is compliant with the envelope control.	Yes
D1.14 Landscaped Area – Environmentally Sensitive Land	60% minimum	870.5m2 or 65.75% of soft landscaping is provided.	Yes

4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the residential component of the development and aims to encourage sustainable residential development.

Two BASIX certificates accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 State Environmental Planning Policy (Resilience and Hazards) 2021

The site is mapped as being subject to this State Environmental Planning Policy which relate to coastal environmental and coast use areas.

This application is support by a coastal risk assessment prepared by Horton Coastal Engineering which addresses clauses 2.10 through to 2.13. The report concludes that the proposed development satisfies the requirements of the SEPP (Resilience and Hazards) 2021

4.5 Matters for Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

(i) any environmental planning instrument

The proposed dwelling is permissible and consistent with the objectives of PLEP 2014 and P21 DCP as they are reasonably applied to the proposed works given the constraints imposed by the site's location, environmental and topographical characteristics.

(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments that are applicable in relation to the proposed development.

(iii) Any development control plan

P21 DCP applies and the relevant provisions have been considered in this statement.

(iiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

- (iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

- (v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,*

The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

Context and Setting

- i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

These matters have been discussed in the body of this report.

- ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*

- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The development provides adequate carparking facilities in conformity with the objectives of P21 DCP.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

This matter has been discussed in detail in the body of this report.

Flora and Fauna

The proposal will not result in any unreasonable impacts upon flora and fauna.

Waste Collection

The proposed development provides appropriate onsite waste storage, with waste to be collected from the street weekly by Council's contractors.

Natural hazards

The application is supported by technical reports addressing the natural hazards that affect the site.

Economic Impact in the locality

The proposed development will generate temporary employment during construction, which is appropriate given the residential nature of the site.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*

- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) *The suitability of the site for the development*

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*

■ *Are the site attributes conducive to development*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography and constraints of the site, is of adequate area, and is a suitable design solution for the context of the site.

(d) *Any submissions received in accordance with this act or regulations*

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) *The public interest*

The proposed works are permissible and consistent with the intent of the PLEP 2014 and P21 DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposal is permissible and in conformity with the objectives of PLEP 2014 as they reasonably relate to this form of development on this particular site, and the guidelines contained within the P21 DCP.

The proposed development responds positively to the desired future character of the Newport Locality and is appropriately located on the site. The works will provide a high level of amenity for occupants of the dwelling, without any adverse impacts upon the amenity of adjoining residences or the natural environment.

Having given due consideration to the matters pursuant to Section 4.15(1) of the EP&A Act as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance, and that the development is appropriate on merit and worthy of approval.

Boston Blyth Fleming Pty Limited

William Fleming

Director